

# Comprehensive Housing Policy

Housing & Community  
Services Department

April 26, 2016



# Housing Policy - Purpose

Provide a framework for City policy decisions relative to affordable housing by:

- Identifying current conditions
- Barriers
- Strategies

# Overview

- The starting point was the previous housing policy (2006)
- HCSD staff reviewed additional studies and documents
- A draft policy document was prepared for internal review
- Draft policy document was presented to stakeholders mentioned as potential partners in the document, for feedback (August 27, 2015)
- On September 22, 2015, an overview of the Comprehensive Housing Policy was presented and concepts introduced for future Council consideration.

# Mission

4

..... to provide housing and related services to  
benefit the citizens and neighborhoods of Wichita

# Vision

## **The City of Wichita and its housing partners envision the housing environment will:**

- Provide safe, affordable housing and basic shelter for all people
- Eliminate blight in neighborhoods
- Develop housing in established neighborhoods (in-fill)
- Use a coordinated approach to housing that is balanced between enhancing established neighborhoods and creating new developments
- Involve collaboration between city, county, state and federal government, as well as for-profit businesses and nonprofit agencies
- Promote the availability of housing services and programs in Wichita

# Community Investments Plan

- The Comprehensive Housing Policy incorporates housing and neighborhood principles from the 2015-2035 Community Investments Plan
- In particular the Plan's Guiding Policy Principle is closely aligned with the Comprehensive Housing Policy Mission and Vision:  
*“Provide for Balanced Growth but with Added Focus on Our Established Neighborhoods.”*

# Policy Components

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1. Housing Affordability
2. Housing Availability
3. Neighborhood Stability
4. Resources

# IMPLEMENTATION STRATEGY

## Align Plans

- Building Blocks Infill Development Initiative
- 21<sup>st</sup> Street Revitalization Plan
- Consolidated Plan
- Community Investments Plan





## 9



## **Housing Availability**

Focus on the supply and preservation of affordable housing.

## **Neighborhood Stability**

Revive neighborhoods to be safe, free of blight and offer goods and services for consumer consumption.



# Housing Availability



Beyond Useful Life



Urban Decay

# Housing Availability

## Housing Stock

| WICHITA HOUSING INVENTORY |        |         |         |         |         |
|---------------------------|--------|---------|---------|---------|---------|
|                           | 1970   | 1980    | 1990    | 2000    | 2010    |
| Total Housing Units       | 99,920 | 116,649 | 135,069 | 152,119 | 167,310 |
| Owner Occupied            | 57,254 | 65,907  | 72,667  | 85,711  | 93,134  |
| Renter Occupied           | 35,472 | 44,443  | 50,651  | 53,376  | 58,684  |
| Vacant                    | 7,094  | 6,299   | 11,886  | 13,032  | 15,492  |

# Housing Availability

## Public/Private Partnerships

Public Housing – Rental Assistance Demonstration

Site Development/New Construction

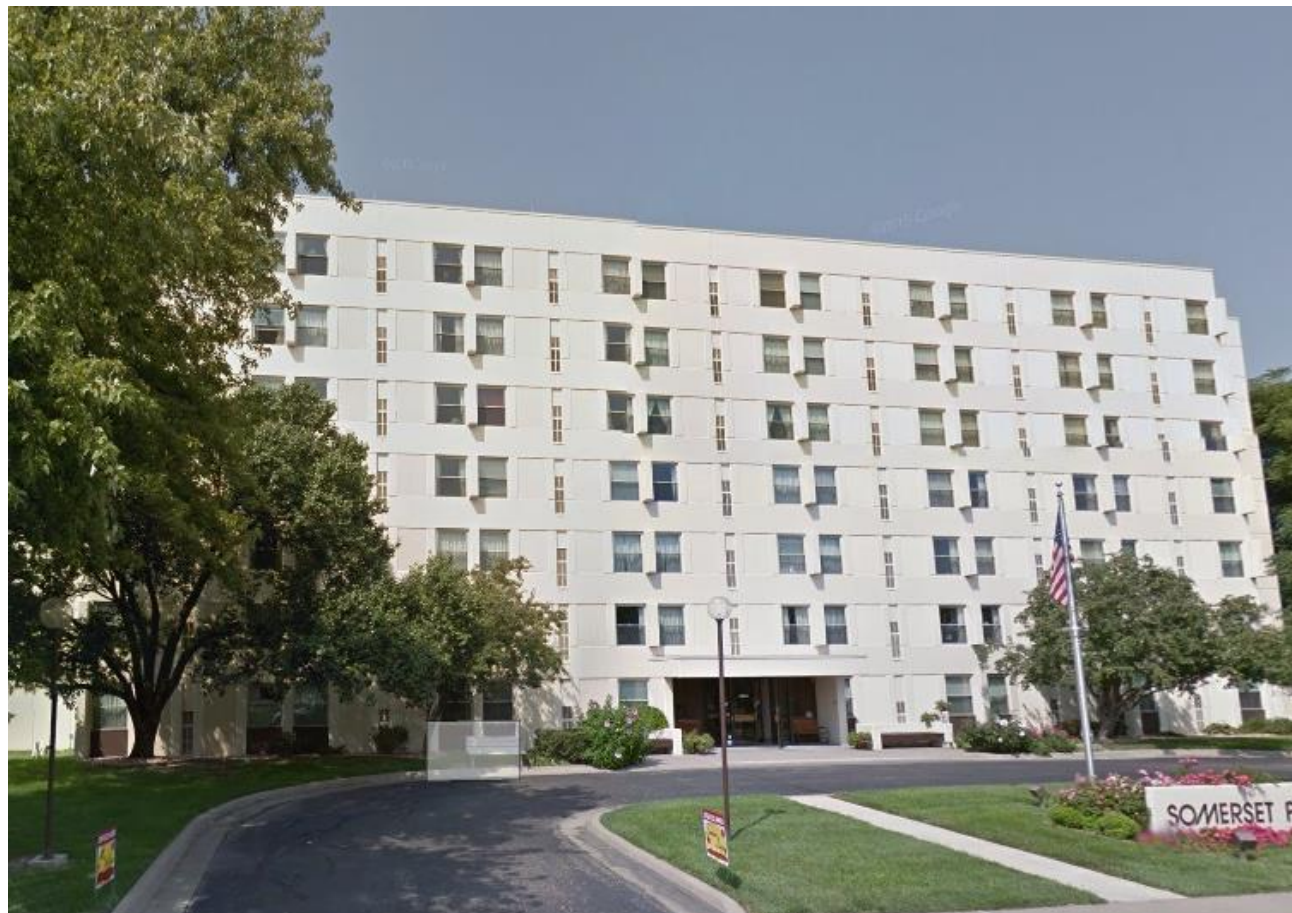
## Housing Choice Voucher

Market and promote private owner participation

## Housing preservation

Project based rental assistance

Lead based paint remediation





# Neighborhood Resources



## Neighborhood Stability

- Consider the initiation of public/private partnerships to renovate aging and underutilized shopping centers
  - US Department of Health and Human Services, Office of Community Services Grant
- Perform special economic development planning activities to re-purpose and place businesses back in service
  - US Department of Housing and Urban Development, Community Development Block Grant

# Revitalization Achieved





# Comprehensive Housing Policy

## Housing & Community Services Department

*Serving You, In Many Ways, Every Day*

